

CHECKLIST FOR LEVEL II PROJECT SUBMITTAL REQUIREMENTS

Submit all application information to:
City of Asheville
Planning & Development Department
5th Floor, City Hall Building
70 Court Plaza
Asheville, NC 28801
828-259-5830

All submittals are due by 12:00 Noon on:
The 2nd Wednesday of the month for TRC1
The 4th Wednesday of the month for TRC2

- ☐ Completed TRC Site Permit Application
- ☐ Signed Owner's Affidavit
- ☐ Signed Pre-Application Form
- ☐ All Completed Checklists
- ☐ Required # of Folded Plans
- ☐ MSD Allocation Letter (*not application*)
- ☐ Water Allocation Letter (*not application*)
- ☐ Filing Fees (list breakdown below)

\$_____ Planning & Development

\$_____ Grading Permit

\$_____ Stormwater Permit

\$_____ Driveway Permit

NOTE: Failure to provide the above information will prevent the application from being accepted and will result in a postponement of review by the TRC.

2007 TRC DEADLINE AND MEETING DATES

| DEADLINE DATE | MEETING DATE |
|---------------------------------------|----------------------------|
| January 10 th | February 5 th |
| January 24 th | February 19 th |
| February 14 th | March 5 th |
| February 28 th | March 19 th |
| March 14 th | April 2 nd |
| March 28 th | April 16 th |
| April 11 th | May 7 th |
| April 25 th | May 21 st |
| May 9 th | June 4 th |
| May 23 rd | June 18 th |
| June 13 th | July 2 nd |
| June 27 th | July 16 th |
| July 11 th | August 6 th |
| July 25 th | August 20 th |
| *NO AUGUST TRC1 DEADLINE | *NO SEPTEMBER TRC1 MTG. |
| August 22 nd | September 17 th |
| September 12 th | October 1 st |
| September 26 th | October 22 nd |
| October 10 th | November 5 th |
| October 24 th | November 19 th |
| November 14 th | December 3 rd |
| November 28 th | December 17 th |
| December 12 th | January 7 th |
| *December 27 th (Thursday) | January 21 st |

*Due to Holidays

Deadlines are the 2nd and last
Wednesday of the Month by 12:00 pm

Meetings start at 1:30pm in the City of Asheville's
First Floor North Conference Room at 70 Court Plaza

Planning and Development
Fees and Charges - March, 2006

| Zoning Permit Fees** | | Permitting Fees | |
|---|------------------|--|---------|
| Level II Site Plan Review: | | Driveway Permit Fees: | |
| Commercial 35,000-100,000 sq. ft. | \$550 | Commercial Driveway Entrance (per cut) | \$200 |
| Industrial >100,000 and < 15 acres | \$550 | Residential Driveway Entrance | \$100 |
| Residential 20 - 50 units- including the following: | \$450 | | |
| Non-residential uses>10,000 sq.ft. located in residential district, & Additions of >10,000 sq. ft. to non-residential use located in residential districts | | | |
| Level III Site Plan Review:* | | Grading Permit Fees: | |
| Commercial > 100,000 sq. ft. | \$1,250 | Commercial Less than 10,000 sq. ft. | \$270 |
| Industrial > than 15 acres | \$1,250 | 10,000 sq. ft. to 1 acre | \$540 |
| Residential of more than 50 units | \$550 | Plus additional acre | \$540 |
| * and Resubmittal Fee for Final Permit Review | \$100 | | |
| Conditional Uses Fee: * | | Stormwater Permit Fees: | |
| Cell Towers | \$4,050 | Level II Project | \$560 |
| Adult Uses | \$650 | Level III Project | \$760 |
| All others | \$350 | | |
| * and Resubmittal Fee for Final Permit Review | \$100 | | |
| * **If construction work has been initiated prior to the issuance of one or more of the above permits or reviews, the applicable fee(s) shall be double the amount. | | | |
| Rezoning: | | Sidewalk (fee in lieu) - Per Linear Foot: | |
| 1 lot < 1 acre | \$350 | 5' wide sidewalk (4" thick concrete) | \$20 |
| 2-4 lots or 1-3 acres | \$450 | 5' wide sidewalk (brick) | \$65 |
| 4-9 acres | \$550 | Retaining Wall | \$28 |
| 10-25 acres | \$750 | Railing | \$11.50 |
| 25+ acres | \$950 | Curb and Gutter | \$17.30 |
| Conditional Zoning: | | | |
| 1 lot < 1 acre | \$350 | | |
| 2-4 lots or 1-3 acres | \$450 | | |
| 4-9 acres | \$750 | | |
| 10-25 acres | \$1,550 | | |
| 25+ acres | \$2,050 | | |
| Subdivision: | | | |
| Major (Preliminary Plat) | \$150 + \$25/lot | | |
| Subdivision Modification | \$150 | | |

CITY OF ASHEVILLE TRC SITE PERMIT APPLICATION

Application Date: _____

BP # _____
P&Z # _____

| | | |
|--|---|---|
| <input type="checkbox"/> LEVEL II | <input type="checkbox"/> MAJOR SUBDIVISION | <input type="checkbox"/> FINAL REVIEW (applicable to CZ, CUP, Level III) |
|--|---|---|

Project Name _____ Project Address _____

PIN(s) _____ Deed Book & Page # _____

Owner Name _____ Phone# _____ Email _____

Name of Contact/Agent _____ Phone# _____ Email _____

Existing Zoning _____ Property Size in Acres _____ If a Subdivision, # of lots _____

Project Description _____

[illegible]☐ **GRADING PERMIT** (one additional copy of plans required)

Amount of Land to be Disturbed SQ. FT. _____ Acres _____

Person Engaged in or Name _____

| | |
|---------------------|-----------------|
| Disturbing Activity | Mailing Address |
|---------------------|-----------------|

City _____ State _____ Zip _____

☐ **STORM WATER PERMIT** (one additional copy of plans required)

** Required if impervious surface is 50 % or more of the total development and/or the total development is over 5 acres, and/or 5,000 square feet of impervious surface is being added to an existing development.

The amount of impervious area (buildings, paved areas, etc.) after development will be: SQ. FT. _____ Acres _____

The amount of pervious area (landscape, etc.) after development will be: SQ. FT. _____ Acres _____

Will the Storm Water Facilities be privately maintained? ☐ YES ☐ NO

Section 7-12-2 N – UNIFIED DEVELOPMENT ORDINANCE – STATEMENT OF FINANCIAL RESPONSIBILITY Erosion/Storm Water control plans may be disapproved unless accompanied by an authorized statement of financial responsibility and ownership. This statement shall be signed by the person financially responsible or his/her attorney. The statement shall include the mailing and street address of the principal place of business of the person financially responsible and of the owner of the land or their registered agents. If the person financially responsible is not a resident of North Carolina, a North Carolina agent must be designated in the statement for purpose of receiving notice of compliance or non-compliance with the North Carolina Sedimentation Pollution Control Act, the plan, this section, or rules adopted pursuant to this section and The City of Asheville's Storm Water Ordinance.

THE UNDERSIGNED STATES THAT HE/SHE IS THE PERSON FINANCIALLY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY DESCRIBED IN THE ABOVE APPLICATION FOR GRADING PERMITS:

NAME _____ MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE NUMBER _____

SIGNATURE _____ PRINT _____

BY (IF ATTORNEY IN FACT)

☐ **DRIVEWAY PERMIT** Total number of cuts _____ Width of driveway (1): _____ Corner radii: _____
☐ **NCDOT PERMIT** Width of driveway (2): _____ Corner radii: _____
 (if applicable, submit 4 additional site plans)

Type of Drive Apron to be Constructed in Right-of-Way (circle) CONCRETE STREET-TYPE

Driveways shall be between 20' and 24' wide, and corner radii shall be 3 1/2', unless otherwise approved. Standard Detail 3.15, including a concrete apron, shall be used for all driveways unless street-type driveway has been approved. Concrete or asphalt is required to 10' beyond right-of-way; driveway may transition to other materials past this point. For multiple driveways, attach additional copies of this page.

OWNER'S AFFIDAVIT

I (we) the undersigned do hereby give permission to:

(Agent's name or Organization) _____ to file a
petition / application for property located at _____, and having the
PIN _____.

I (we) understand that this affidavit is for the purpose of requesting a:

- | | |
|--|--|
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LEVEL THREE PLAN REVIEW |
| <input type="checkbox"/> CONDITIONAL ZONING | <input type="checkbox"/> OTHER _____ |
| <input type="checkbox"/> CONDITONAL USE PERMIT | |

from the Asheville City Council of City of Asheville, North Carolina.

OR

I (we) understand that this affidavit is for the purpose of requesting a:

- ☐ LEVEL TWO PLAN REVIEW
☐ MAJOR SUBDIVISION REVIEW
☐ OTHER: _____

from the City of Asheville's Technical Review Committee (TRC).

I further understand that my signature is a consent to all conditions and/or stipulations that may be imposed or adopted by the approving body noted above, as part of the petition / application approval.

OWNER:

If you would like to be notified of meetings, in addition to your agent's notification, check the box next to "Please Notify" below and provide email or mailing address.

1) Owner's Name (PRINT): _____

Signature: _____ Date: _____

☐ Please Notify - Address: _____

2) Owner's Name (PRINT): _____

Signature: _____ Date: _____

☐ Please Notify - Address: _____

AGENT'S INFORMATION:

How do you prefer to be contacted: _____ Email _____ Phone _____ US Mail _____

Name (PRINT): _____ EMAIL: _____

Phone No.: _____ Cell: _____ Fax No: _____

Mailing Address: _____

**TRC Site Plan Submittal
Pre-Application Form
Level II**

Pre-Application Conference: _____
Date _____ Staff Person _____

Project Description: _____

Project Address: _____ PIN: _____

Required Number of Plans

5 Complete Folded **Full-Sized Bound Sets** 2 Complete **8 ½ X 11** Sized Sets
(24" x 36" Typical Sheets)
9 Complete **11 x 17** Sized Sets 1 Additional set of Grading/Erosion/Stormwater only
(if applicable)

Titleblocks are required on ALL sheets except the Cover Sheet and shall include:

- Name (logo) of Professional Office(s)/Individual(s)
- Address & Phone Number of Office(s)/Individual(s)
- Name of Project
- Sheet Number & Sheet Title
- Address of Property
- Design Seal, if applicable
- Date & Revision Block

*******All plans are to be the same scale (1 inch = 10 feet – 1 inch =50 feet) and same orientation. *******

- ☐ **Cover Sheet**
- ☐ **Master Plan (if applicable)**
- ☐ **Existing Conditions & Demolition Plan** (can be separate sheets if preferred)
- ☐ **Site Layout, Materials & Zoning Compliance Plan**
- ☐ **Landscape Plan**
- ☐ **Grading/Erosion Control Plan**
- ☐ **Stormwater Plan** (show location of all other utilities, specific details not necessary)
- ☐ **Water Plan** (show location of all other utilities, specific details not necessary)
- ☐ **Hillside Calculations (if applicable)**
- ☐ **Utility Plan** (show location of all other utilities, specific details not necessary)
- ☐ List any exceptions or deviations from any City standards (i.e. setbacks, height, street standards, etc.)
- ☐ Completed TRC Site Permit application (check all that apply)
☐ Stormwater ☐ Grading/Erosion Control ☐ Driveway Permit ☐ Sidewalk

Other Comments: _____

Pre-application forms must be signed.

By signing this form, the applicant is acknowledging that they understand the requirements of this submittal and that additional materials may be required as the project moves through the approval process.

Applicant's Signature: _____
Name _____ Date _____

Print Name: _____ Relationship to Project: _____

COVER SHEET SUBMITTAL REQUIREMENTS

The Cover Sheet must contain the following information:

- Name of project
- Project address
- Name, address, and phone number of all project contacts: Owner, Engineer, Architect, Landscape Architect, Developer (specify corporations or LLC's)
- Index of sheets submitted for complete application (note sheets not required)
- Site vicinity map, 4"x 4" block at a maximum scale of 1" = 1000'
- Date of application submittal/re-submittals
- Revision block

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MASTER PLAN SUBMITTAL REQUIREMENTS

- 1

The Master Plan must include a “Development Data Block” containing the following information:

- 1000

The Master Plan must include the following information:

- [illegible]

EXISTING CONDITIONS/DEMOLITION PLAN SUBMITTAL REQUIREMENTS

(Existing conditions and demolition plans may be submitted on separate sheets, if preferred.)

- Titleblock (See Pre-Application Form for Standard Format)

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Existing Conditions/Demolition Plans must include a "Development Data Block" containing the following information:

- Location of project/address
- PIN number(s)
- Zoning district
- Size of property in acres (or square feet if less than one acre)

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The Existing Conditions/Demolition Plan must include the following information:

- North arrow
- Scale: Between 1 inch = 10 ft. and 1 inch = 50 ft
- Show all **existing** property boundaries with dimensions (show entire property)
- Show all adjacent property owners and PIN's
- Show all **existing** structures (with building square footage, # of stories, etc.) and their location on the property; Note and graphically indicate if building is to remain or to be demolished
- Show all **existing** utilities; Note if utilities are to be relocated
- Show all **existing** parking and vehicular use areas; Note and graphically indicate if any parking or vehicular use area is to be removed
- Show or note all significant topographic/geologic features (creeks, flood zones, drainage areas, areas of severe topography, rock outcrops, etc.)
- Show or note all significant vegetation (existing gardens, woodland areas, etc.)
- Show **existing** access points including; roads, driveways, bicycle paths pedestrian paths, sidewalks etc.; Note if any existing access points are not used
- Show approximate locations of **existing** easements and rights-of-way.
- Show and label neighboring streets and note whether they are public or privately maintained
- Show or indicate location of nearest fire hydrant (if offsite, provide distance from property corner)

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SITE LAYOUT, MATERIALS & ZONING COMPLIANCE PLAN

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Site plans must include a “Development Data Block” containing the following information:

- □ □ □ □ □ □ □ □

The Site Plan must include the following:

- [illegible]

LANDSCAPE PLAN REQUIREMENTS

- Titleblock (See Pre-Application Form for Standard Format) ☐

Landscape plan must include a “Development Data Block” containing the following information:

- Name of property owner (s) ☐
- Name, address, and phone number of contact person ☐
- Location of project/address ☐
- Name of design professional, if applicable ☐
- Design professional seal and signature, if applicable ☐
- PIN numbers ☐
- Zoning district ☐
- Number of residential units and density calculations, if applicable ☐
- Size of property in acres ☐
- Landscape calculations ☐
- Open space calculations ☐

The Landscape Plan must include the following:

- North arrow ☐
- Graphic scale: Between 1 inch = 10 feet and 1 inch = 50 feet ☐
- Provide key showing plantings by species and size ☐
- Provide calculations determining landscaping requirements (i.e. street trees, vehicular use areas, buffer areas, etc.) ☐
- Show all property lines, neighboring streets, and proposed internal subdivisions, if applicable ☐
- Show neighboring land uses by type and density, if applicable ☐
- Show all existing and proposed catch basins, drainage structures, ditches, etc. ☐
- Label and dimension existing and proposed easements, sidewalks, curb cuts, and rights-of-way ☐
- Show and label all existing and proposed structures , renovations, parking, loading docks, dumpsters, and outdoor storage spaces ☐
- Show existing and proposed access points, including streets, driveways, sidewalks and bike paths (note if any access points are not to be used) ☐
- Show location of all “treasure trees” by species and size, if applicable ☐
- Show trees and shrubs designated to be preserved by species and size with preservation credits claims ☐
- Show location and details of protective barriers ☐
- Show location and species of any tree in the public right-of-way which is to be pruned or removed ☐
- Show location and type of ground cover, if applicable ☐
- Show location and dimensions of existing and proposed buffer areas, if applicable ☐
- Show location and type of buffer plantings, if applicable ☐
- Show location and type of street trees, if applicable ☐
- Show location and type of vehicular use area landscaping and buffering ☐
- Show visibility triangle at driveways and calculations for such ☐
- If requesting Alternative Compliance, applicant must submit a letter explaining and justifying the need for alternative compliance. A plan of the area for which Alternative Compliance is requested must also be submitted showing existing site features and any additional material the property owner will plant or construct in order to meet the intent of all the landscape requirements. ☐

GRADING / EROSION CONTROL PLAN

- Titleblock (See Pre-Application Form for Standard Format) ☐

Grading / Erosion Control plans must include a "Development Data Block" containing the following information:

- Name of property owner(s) ☐
- Name, address, and phone number of contact person ☐
- PIN number(s) ☐
- Size of property in acres ☐
- Amount of disturbed area in acres ☐
- Cut and fill volumes and indicate if waste or borrow areas are proposed ☐
- Zoning district ☐

The Grading / Erosion Control Plan must include the following:

- North arrow ☐
- Vicinity map ☐
- Graphic Scale: between 1 inch = 10 ft. and 1 inch = 100ft. ☐
- Show all existing property boundaries with dimensions (show entire property) ☐
- Provide PIN number(s) of adjacent properties ☐
- Show existing and proposed topographical contours (5 ft. increments or less), elevation labels must be provided for contours at 25 ft. intervals (**Contour information must be developed from an actual Field Topographic Survey. A copy of the Sealed Topographic Survey will be required.**) ☐
- Depict and label all existing and proposed retaining walls, (if applicable) and indicate maximum height of walls and reference appropriate detail(s) ☐
- Depict and label all proposed sediment fencing (if applicable) and reference appropriate detail(s) ☐
- Depict and label proposed temporary & permanent diversion ditches, if applicable ☐
 - All ditch sections must be labeled with a ditch ID
 - Indicate the percentage slope of all ditch sections
 - Provide ditch cross-sections, indicating ditch depth, top and bottom widths and side slopes
 - Indicate type and installation requirements for in ditch erosion protection, such as riprap, Geo-Blankets, etc.
- Depict and label proposed temporary sediment basins, if applicable ☐
 - Dimension basins
 - Indicate basin volume
 - Depict grading for basin by showing basin contours
 - Reference appropriate standard detail
 - Provide a maintenance schedule on the plans
- Indicate all inlet protection measures (if applicable) and reference appropriate detail(s) ☐
- Depict, label and dimension all proposed construction entrances and reference appropriate detail(s) ☐
- For all slopes 4:1 or greater indicate the method of stabilization, such as Hydro-Seeding, Geo-Blankets, etc. ☐
- Provide a construction sequence for the erosion control measures, if applicable ☐
- Depict and indicate all water courses and water bodies ☐
- If existing trees are to be removed, indicate and show location ☐
- Show and label all existing and proposed structures and improved areas, if applicable ☐
- Indicate finished floor elevations for all buildings ☐

- Show and label all flood zones, if applicable
- Depict and indicate all existing and proposed utilities
- Show existing and proposed easements; label and dimension
- Depict all adjacent streets and indicate name and width
- Show and dimension all right-of-ways
- Provide all pertinent grading and erosion control notes and details

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Additional Items That May Be Required:

- If temporary and/or permanent diversion ditches are proposed, capacity and velocity calculations must be submitted. Calculations must bear design professional seal and signature
- If sediment basins are proposed, volume, area, inflow and out flow calculations must be submitted. Calculations must bear design professional seal and signature

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STORMWATER PLAN

- Titleblock (See Pre-Application Form for Standard Format) ☐

Stormwater plans must include a "Development Data Block" containing the following information:

- Name of property owner(s) ☐
- Name, address, and phone number of contact person ☐
- PIN number(s) ☐
- Size of property in acres ☐
- Amount of impervious area in acres ☐
- Percent of area that is impervious ☐

The Stormwater Plan must include the following:

- North arrow ☐
- Include a 4x4 vicinity map ☐
- Graphic scale: Between 1 inch = 10 ft. and 1 inch = 50 ft. ☐
- Show all existing property boundaries with dimensions (show entire property) ☐
- Provide PIN number(s) of adjacent properties ☐
- Show existing and proposed topographical contours (5 ft. increments or less), elevation labels must be provide for contours at 25 ft intervals (**Contour information must be developed from an actual field topographic survey. A copy of the sealed topographic survey will be required.**) ☐
- Depict and label all existing and proposed retaining walls, if applicable ☐
- Depict and indicate all existing and proposed stormwater drainage structures, if applicable ☐
 - The type of structure must be indicated
 - All structures must be labeled with a structure ID
 - Invert elevations must be indicated for all pipes in the structure
 - The elevation of the top of the structure must be indicated
 - The appropriate standard detail must be referenced
- Depict and indicate all existing and proposed stormwater drainage pipes, if applicable ☐
 - The material type of pipe must be indicated.
 - All pipes must be labeled with a pipe ID
 - The length, size and slope of all pipes must be indicated
 - The appropriate standard installation detail must be referenced
- Depict and label all existing and proposed stormwater conveyance ditches, if applicable ☐
 - All ditch sections must be labeled with a ditch ID
 - Indicate the % slope of all ditch sections
 - Provide ditch cross-sections, indicating ditch depth, top and bottom widths and side slopes
 - Indicate type and installation requirements for in ditch erosion protection, such as Riprap, Geo-Blankets, etc.
- Depict and indicate all existing and proposed detention/retention basins, underground storage systems and all other BMPs, if applicable ☐
 - All basins must be labeled with a basin ID
 - Dimension basins
 - Indicate basin volume
 - For above ground basins, depict grading for basin by showing basin contours
 - Provide specific basin cross-sections, which indicates all pertinent design information.
- Depict and indicate all existing and proposed stormwater control structures, if applicable ☐
 - All structures must be labeled with a structure ID
 - Provide a specific control structure detail with dimensions, which indicates all pertinent

design information

- Provide profiles for stormwater drainage system, if applicable ☐
Profiles must include the following;
 - Stormwater structures and pipes with all information as indicated above
 - All crossings with other existing and proposed underground utilities, with separation distances indicated
 - Proposed and finished grades
- Depict and label all stormwater dispersion devices ☐
- Depict and indicate all water courses and water bodies ☐
- Show and label all existing and proposed structures and improved areas ☐
- Show and label all flood zones, if applicable ☐
- Depict and indicate all existing and proposed utilities ☐
- Show existing and proposed easements; label and dimension ☐
- Depict all adjacent streets and indicate name and width ☐
- Show and dimension all right(s)-of-way ☐
- Provide all pertinent stormwater notes and details ☐

Additional Items That Are Required:

- For pipes and ditches; capacity and velocity calculations must be submitted ☐
calculations must bear design professional seal and signature
- For basins and control structures the following is required:
 - Pre and post development runoff calculations and storage volume, inflow and out flow calculations
 - A maintenance schedule with calculations that are signed and sealed by the design professional
- For outlets, provide calculations for dispersion devices ☐
- For inlets on public streets, provide stormwater spread calculations ☐

WATER LINE EXTENSION PLAN REQUIREMENTS

PLAN APPROVAL REQUIREMENTS APPLICABLE FOR ALL TYPE OF DEVELOPMENTS, INCLUDING WATER EXTENSIONS FOR FIRE PROTECTION SERVICE

- Titleblock (See Pre-Application Form for Standard Format) ☐

Water Line Extension plans must include a "Development Data Block" containing the following information:

- Name of Property Owner (s) ☐
- Name, Address, and Phone Number of Contact Person ☐
- Name, Address, and Phone Number of Design Professional ☐
- Seal and Signature of Design Professional ☐
- PIN Number(s) of Property Being Developed ☐
- Size of Property in Acres ☐

The Water Extension Plan must include the following:


- North arrow ☐
- Graphic scale: Between 1 inch = 10 ft. and 1 inch = 50 ft
(Submit multiple plan sheets with match lines if applicable) ☐
- Applicable legend(s) ☐
- Show all existing property boundaries with dimensions (Show Entire Property) ☐
- Show PIN numbers and owner's names for all adjacent properties ☐
- Depict existing neighboring streets, including road name(s), SR number(s) and roadway ROW width(s) and whether they are public or privately maintained ☐
- Depict all existing utilities, including water, sewer, drainage, gas, power, cable, telephone ☐
- Show proposed lot numbers and property lines for all new parcels ☐
- Show existing and proposed topographical contours (5 ft. increments max.) ☐
- Note any existing and proposed encroachments into setbacks and public rights-of-way ☐
- Show existing and proposed access points, including streets, driveways, sidewalks, and bike paths ☐
- Note whether proposed roadways will be private or public streets ☐
- Show existing and proposed easements; label and dimension ☐
- Show and dimension all proposed rights-of-way ☐
- Show and indicate locations of nearest existing and proposed fire hydrants, and note whether they are public or privately owned ☐
- Depict and label all proposed water lines, fittings, and appurtenances, including all valves, fire hydrants, air release valves, water meters, backflow devices, pits, etc. ☐
- Depict all proposed utilities, including sewer, drainage, gas, power, cable, telephone (if location of other underground utilities is not final, include a typical road cross-section showing the location of each) ☐
- Show all proposed street trees ☐
- Provide profile views for each plan sheet depicting all perpendicular utility crossings, existing grade, finished grade, creek crossings, etc. ☐
- Include all pertinent and applicable notes ☐
- Provide site and grading plan for booster pumping stations and water storage tank sites, including: ☐
 - Building/site/piping layout
 - Pump/tank type, manufacturer information, rating, capacity and elevation information
 - SCADA and electrical services with appropriate details
 - Roadway access, width, grade and surface type
 - Security fencing
 - Electric power service and auxiliary power generator location
 - Parking area
 - Area to be deeded to the City of Asheville
- Provide detail sheet(s) with pertinent and applicable standard details ☐
- Provide a master plan sheet for large scope projects to be developed in phases ☐
- Show proposed phases and note proposed development timing (if applicable) ☐

In addition to the plans, the engineer of record must also submit one (1) original of the *Application for Approval of Engineering Plans and Specifications for Water Supply Systems* and the *Addendum to Engineer's Report* with supporting pressure calculations.

UTILITY PLAN SUBMITTAL REQUIREMENTS

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The Utility Plan must include a “Development Data Block” containing the following information:

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The Utility Plan must include the following information:

- [illegible]

Fire Department Requirements

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MSD Requirements

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HILLSIDE AREA PLAN SUBMITTAL REQUIREMENTS

Refer to Section 7-12-4 of the Unified Development Ordinance for specific requirements.

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|-----------------------|--|
| <u>Hillside Area:</u> | Property that has an average slope of its natural terrain of 15 percent or greater and has an elevation of 2,220 feet above mean sea level or greater |
| <u>Grading:</u> | Shall mean the manipulation of the ground forms including but not limited to, cutting of trees with excavation of stumps or any other earth-disturbing activities (excluding installation of utilities in an area with a topographic change of not more than five percent where the area disturbed is not wider than 18 inches (including ditch spill areas) and the creation of stormwater drainage and erosion control ditches except when the ditch is located in an existing natural drainage channel and the only improvement is the lining of the channel with rock) |

- **Titleblock** (See Pre-Application Form for Standard Format) ☐

The Hillside Area Site Plan must include a “Development Data Block” containing the following information:

- Name of project ☐
- Project address ☐
- Name of property owner(s) ☐
- Name, address, and phone number of contact person ☐
- PIN number(s) of property being developed ☐

The Hillside Area Site Plan must include the following information:

- North arrow ☐
- Vicinity map ☐
- Graphic scale: between 1 inch = 10 ft. and 1 inch = 50 ft. ☐
- Zoning district ☐
- Size of property in acres ☐
- Show the entire property boundary and provide acreage of parcel ☐
- Provide contour scale and interval of map to be five feet or less ☐
- Clearly delineate existing and proposed contours ☐
- Clearly define and illustrate all area(s) of grading (see definition above) and show limits of disturbance ☐
- Show all proposed roads, driveway's and all other areas of land disturbance ☐
- Provide the Average Natural Slope calculations (show details of how calculation was determined - refer to Section 7-12-4(c) of the UDO) ☐
- Provide a copy of the grading and density graph used to determine the maximum percent of site grading allowance and the maximum gross density permitted (see reverse side) ☐
- Provide a calculation for the disturbed area within the road right-of-way ☐
- Label and dimension any tree save and/or preservation areas ☐

Major Subdivisions

- In addition to the information noted above, indicate the total disturbed area per lot (The “disturbed area per lot” is to be included in the maximum grading allowance permitted for the entire development.) ☐

Hillsides Grading and Density Graph

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